

AN ORDINANCE 2018-08-02-0595

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

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**WHEREAS**, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

**WHEREAS**, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of Lot P-12D, NCB 34732 from "R-6 GC-1 MLOD-1" Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District to "C-2 S GC-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District with Specific Use Authorization for a Carwash.

**SECTION 2.** The City Council finds as follows:

- A. The specific use will not be contrary to the public interest.
- B. The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The specific use will be in harmony with the spirit and purpose as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- D. The specific use will not substantially weaken the general purposes or the regulations as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- E. The specific use will not adversely affect the public health, safety and welfare.

**SECTION 3.** The City council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

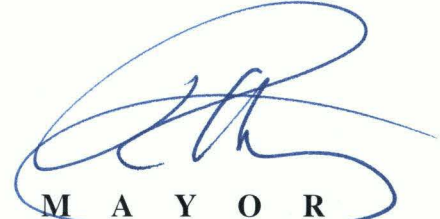
**SECTION 4.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

**SECTION 5.** The Director of Development Services shall change the zoning records and maps

in accordance with this ordinance and the same shall be available and open to the public for inspection.

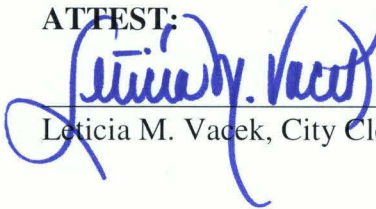
**SECTION 6.** This ordinance shall become effective August 12, 2018.

**PASSED AND APPROVED** this 2<sup>nd</sup> day of August 2018.



**M A Y O R**  
Ron Nirenberg


**ATTEST:**



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Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**



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for Andrew Segovia, City Attorney

<b>Agenda Item:</b>	Z-34 ( in consent vote: Z-2, P-2, Z-3, Z-4, Z-5, P-3, Z-6, P-4, Z-7, Z-8, Z-12, Z-13, Z-14, P-8, Z-15, Z-16, Z-17, Z-18, Z-19, Z-22, Z-23, Z-24, Z-25, P-10, Z-29, Z-30, Z-31, Z-32, Z-33, P-11, Z-34, Z-35, Z-36, P-13, Z-38, Z-41, Z-42, Z-43, P-14, Z-44 )						
<b>Date:</b>	08/02/2018						
<b>Time:</b>	02:11:51 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2018205 S (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 GC-1 MLOD-1" Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District to "C-2 S GC-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District with Specific Use Authorization for a Carwash on Lot P-12D, NCB 34732, located at 24129 Boerne Stage Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18063)						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x			x	
Clayton H. Perry	District 10		x				

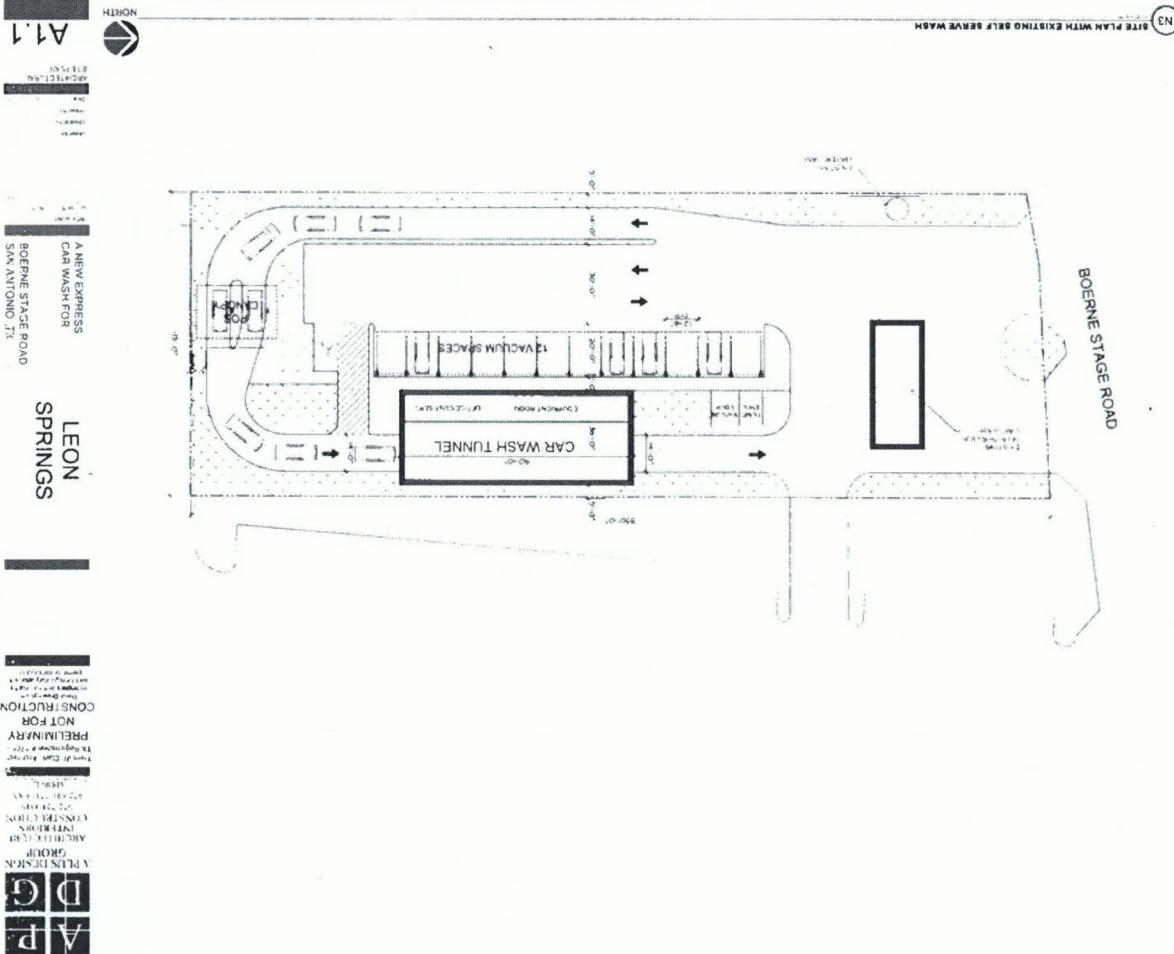
SG/lj  
08/02/2018  
Item No. Z-34

# EXHIBIT "A"



Z2018205

C-2 S GC-1 MLOD-1 Commercial Hill Country Gateway Corridor  
Camp Bullis Military Lighting Overlay  
with Specific Use Authorization for a Car Wash



I, BILLY LAFORCE THE PROPERTY OWNER,  
 ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED  
 FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN  
 ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF  
 THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY I  
 UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE  
 PLAN IN CONJUNCTION WITH A REZONING CASE  
 DOES NOT RELIEVE ME FROM ADHERENCE TO  
 ALL/ANY CITY ADOPTED CODES AT THE TIME OF PLAN  
 AND BUILDING PERMITS.

Exhibit "A"